

# \$349,900 - 161 Mustang Road, Fort McMurray

MLS® #A2231508

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,688 sqft  
Residential on 0.11 Acres

Prairie Creek, Fort McMurray, Alberta

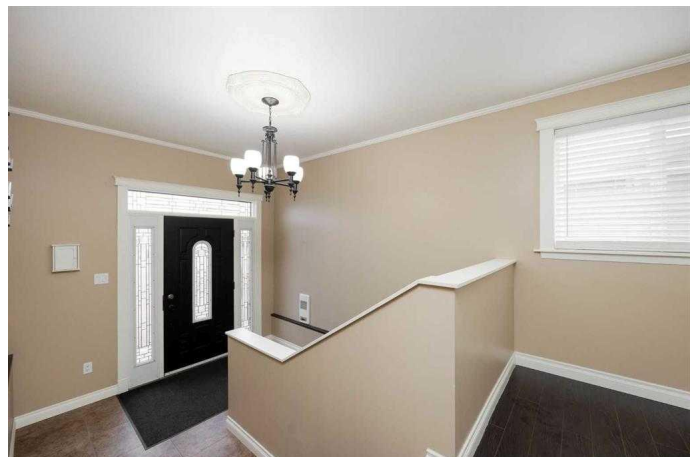
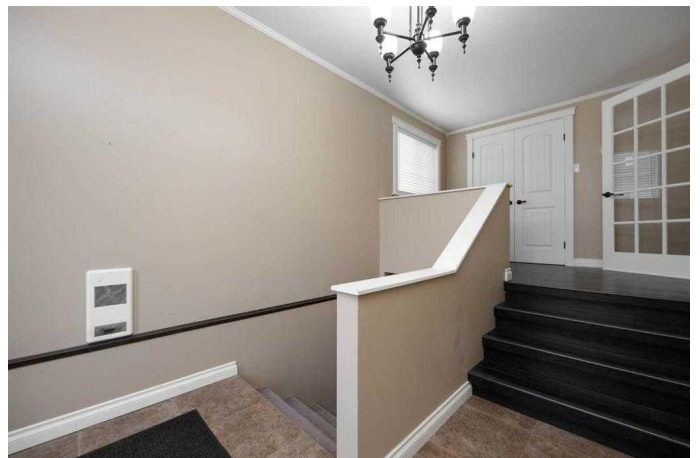
Welcome to your new home in the serene and sought-after community of Prairie Creek—where modern updates, extra space, and everyday comfort come together beautifully. Perfectly situated on a quiet street just minutes from scenic walking trails and the Clearwater Horse Club, this home offers the ideal blend of rural charm and urban convenience.

Step inside and you'll immediately appreciate the bright and airy feel of the main living area. With vaulted ceilings, crown molding, and durable laminate flooring throughout, the open-concept design creates a warm and welcoming space that's perfect for both relaxing and entertaining. The living room flows effortlessly into a well-appointed kitchen featuring ample cabinetry, generous counter space, and newer appliances—everything you need to cook, connect, and unwind.

The adjoining dining area is filled with natural light and easily accommodates a large table, making it the perfect spot for family dinners or weekend brunches.

This home features three spacious bedrooms and two full bathrooms, including a large primary suite with a walk-in closet and private ensuite—a perfect retreat at the end of the day. The thoughtful layout offers flexibility for families, guests, or even a dedicated home office.

Need more room? The fully finished basement



provides endless possibilitiesâ€”create a cozy movie lounge, home gym, play area, or all three! A permitted addition completed in 2008 expands the living space even further, enhancing functionality and flow throughout the home.

Youâ€™ll also enjoy the benefits of major upgrades done in 2007, including new shingles, siding, windows, and doors, ensuring long-term value and great curb appeal.

Step outside to your large back deck, equipped with a gas line for the BBQâ€”ideal for summer get-togethers or a quiet morning coffee. The detached garage, extra storage shed, and ample off-street parking mean there's room for all your vehicles, tools, toys, or even an RV.

Located in a friendly and outdoor-oriented neighbourhood, this home offers the best of both worldsâ€”peaceful living close to nature, with easy access to all the amenities of town. With no condo fees, a finished basement, and room to grow, this property is a rare find in todayâ€™s market.

Donâ€™t miss your chance to call Prairie Creek homeâ€”schedule your private showing today!

Built in 1997

**Essential Information**

MLS® #	A2231508
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,688
Acres	0.11
Year Built	1997
Type	Residential

Sub-Type	Detached
Style	Modular Home
Status	Active

### Community Information

Address	161 Mustang Road
Subdivision	Prairie Creek
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5K5

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, See Remarks

### Exterior

Exterior Features	Barbecue, Storage
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood, Piling(s)

### Additional Information

Date Listed	June 15th, 2025
Days on Market	52
Zoning	RMH

### Listing Details

Listing Office	People 1st Realty
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